NOTICE OF PREPARATION, ENVIRONMENTAL CHECKLIST, AND INITIAL STUDY FOR THE

MARINA SHORES EAST COMMERCIAL CENTER

JULY 19, 2004

Prepared for:

City of Long Beach
Department of Planning
333 West Ocean Boulevard
Long Beach, CA 90802

Prepared by:

EIP Associates
12301 Wilshire Boulevard, Suite 430
Los Angeles, CA 90025

NOTICE OF PREPARATION, ENVIRONMENTAL CHECKLIST, AND INITIAL STUDY FOR THE MARINA SHORES EAST COMMERCIAL CENTER

Prepared for:
City of Long Beach
Department of Planning
300 West Ocean Boulevard
Long Beach, CA

Prepared by:
EIP Associates
12301 Wilshire Boulevard, Suite 430
Los Angeles, CA 90025

July 19, 2004

CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING
333 West Ocean Boulevard, 5th Floor Long Beach, CA 90802 FAX (562) 570-6753
ENVIRONMENTAL PLANNING $25.00 FILING FEE

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

To: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, #1101
Norwalk, CA 90650

From: Community & Environmental Planning Division
Department of Planning and Building
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Date Mailed: July 19, 2004

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 30 days. Enclosed is the required fee of $25.00 for processing. Notice is hereby given that the Long Beach City Planning Commission, Lead Agency for purposes of CEQA, proposes to prepare an Environmental Impact Report for the project listed below:

1. **Project Location:** The approximately 7.05-acre project site is located east of Pacific Coast Highway in the City of Long Beach, County of Los Angeles, State of California. The project site is generally bounded by Pacific Coast Highway on the west, Studebaker Road on the north, and the San Gabriel River on the south (see Figure 2-1, Project Location).

2. **Project Title:** Marina Shores East Commercial Center

3. **Project Description:** The proposed project entails in-fill construction of a commercial center and associated parking lot on approximately 5.5 acres of the 7.05-acre project site. Gross land area consists of 307,195 square feet, with a net land (total development) area of 241,010 square feet, or 5.53 acres. Total building area will approximate 70,000 square feet, with 345 parking stalls and 54,314 square feet of landscaped area. Two major structures are proposed fronting Pacific Coast Highway, the first approximately 38,000 square feet plus a 5,000-square-foot mezzanine, and a second, connected structure approximately 18,000 square feet. Attached to the latter building will be two restaurants, a loading area, and associated access. A second loading dock will be located adjacent to the larger of the two retail structures. A parking lot will be constructed off Studebaker Road behind the commercial center. The development of 345 parking stalls would allow for a parking ratio of 4.95 stalls per 1,000 square feet. Figure 2-2 (Conceptual Site Plan), Figure 2-3 (Conceptual Landscape Plan), Figure 2-3 (Conceptual Floor Plan), and Figure 2-5 (Exterior Elevations) illustrates the proposed development. An easement will be requested on Studebaker Road adjacent to the parking lot, and a landscape variance will also be requested in front of the proposed restaurant

adjacent to Studebaker Road. An encroachment permit may be required for Pacific Coast Highway.

4. Review period during which the Lead Agency will receive comments on the proposed Initial Study:

   Starting Date: July 19, 2004 Ending Date: August 20, 2004

5. Public Scoping Meeting on the Initial Study/Proposed Environmental Impact Report

   Date: Monday, July 26, 2004
   Time: 6:00 – 8:00 p.m.
   Location: Long Beach Sea Base Aquatics Center
   5875 Appian Way
   Long Beach, CA 90803

   The Aquatic Center is located just south of the 2nd Street bridge. The meeting will in an upstairs meeting room.

6. Copies of the report and all referenced documents are available for review by contacting the undersigned.

7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.

8. The Initial Study may find significant adverse impacts to occur to the following resource areas:

   Aesthetics
   Air Quality
   Biological Resources
   Geology/Soils
   Hazards/Hazardous Materials
   Hydrology and Water Quality
   Land Use
   Mineral Resources
   Noise
   Public Services
   Transportation/Traffic
   Utilities and Service Systems

   For additional information and to provide written comments contact:

   Angela Reynolds
   333 West Ocean Boulevard, 5th Floor
   Long Beach, CA 90802

9. Written comments on this Initial Study/Notice of Preparation must be **received** in the Office of Planning no later than 5:00 p.m. on August 20, 2004. This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above.

ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**

   Marina Shores East Commercial Center

2. **Lead agency name and address:**

   City of Long Beach
   Department of Planning
   300 West Ocean Boulevard
   Long Beach, CA

3. **Contact person and phone number:**

   Angela Reynolds
   (562) 570-6354

4. **Project location:**

   The approximately 7.05-acre project site is located east of Pacific Coast Highway in the City of Long Beach, County of Los Angeles, State of California. The project site is generally bounded by Pacific Coast Highway on the west, Studebaker Road on the north, and the San Gabriel River on the south (see Figure 2-1, Regional and Project Site Locations).

5. **Project sponsor's name and address:**

   Rich Development Company
   23456 Madero Street, Suite 230
   Mission Viejo, CA 92691

6. **General plan designation:**

   Land Use District #7, Mixed Uses

7. **Zoning:**

   Southeast Area Development and Improvement Plan (SEADIP) – Area 25 – Business Park (Office Commercial and light Industrial), restaurants and hotel uses allowed.

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

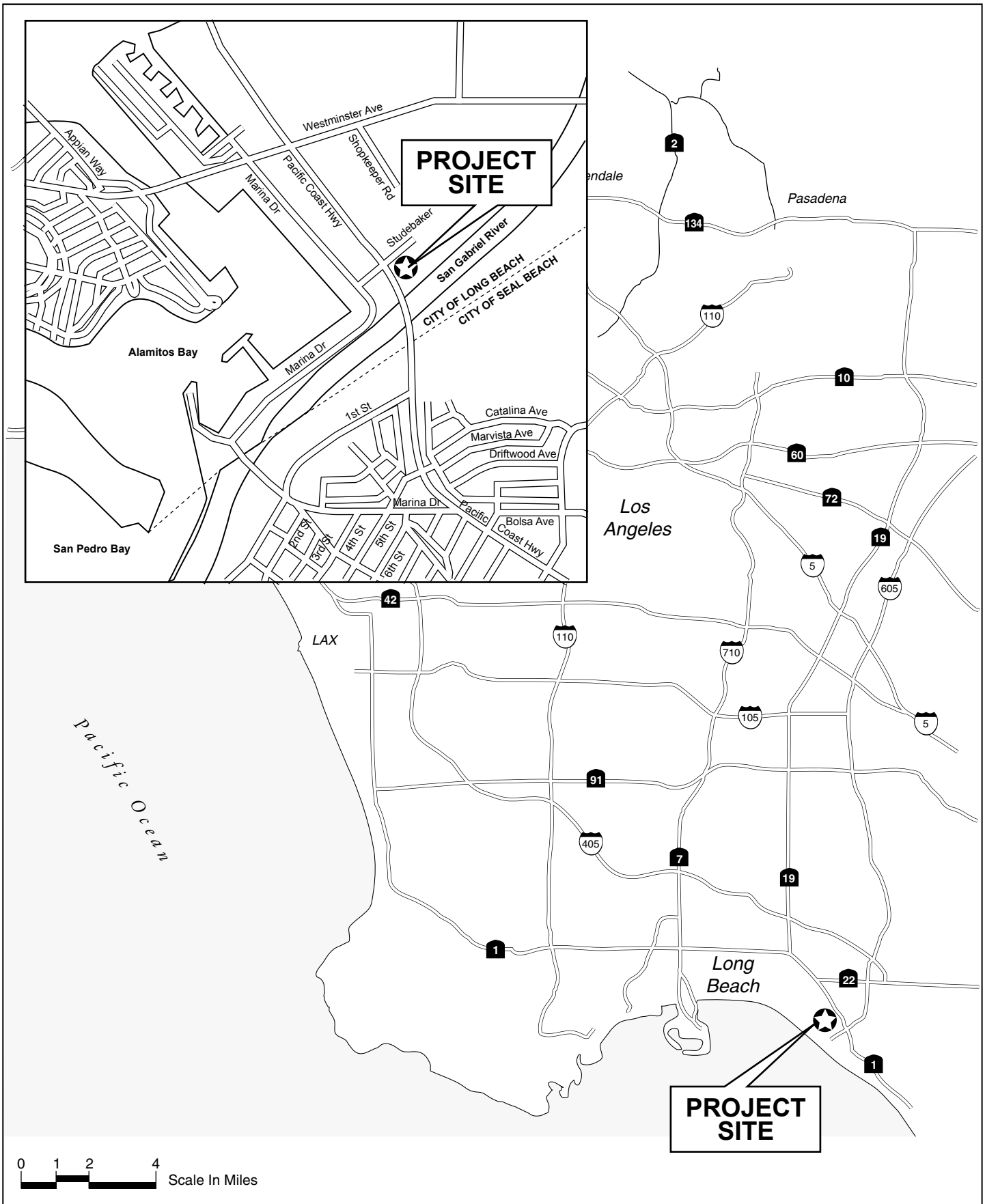


FIGURE **2-1**

Regional and Project Site Locations

10895-00

***Source*:** EIP Associates, 2004

Marina Shores East Commercial Center

EIP ASSOCIATES

Existing On-Site Uses

The project site consists of approximately seven acres of vacant, flat land, currently utilized for seasonal events such as a pumpkin patch in the fall and a Christmas tree lot during the holiday season.

Historic uses of the site include a sanitary landfill, which occupied three acres of the eastern portion of the site. The site was leased from the Bixby Ranch Company in 1960 by City Dump and Salvage, Inc. of Long Beach, California for the purpose of dumping waste. The disposal of liquids and semi-liquids and hazardous wastes was not permitted. The depth of refuse has been determined through test borings and backhoe excavations (Moore and Taber, 1987) to range from 5 feet to 33 feet. City Dump and Salvage ceased operations in early 1961 after filling the landfill to its permitted capacity and providing soil cover for final closure.

Land Use and Planning Designations

The Land Use Element Update for the City of Long Beach General Plan designates the project site as a land use district for Mixed Uses. According to the City's Zoning Map Book, the project area is zoned as a Planned Development (PD) district, which allows flexible development plans to be prepared that may benefit from the formal recognition of unique or special land use and the definition of special design policies and standards not otherwise possible under conventional zoning district regulations. Purposes of the PD district include permitting a compatible mix of land uses, allowing for planned commercial areas and business parks, and encouraging a variety of housing styles and densities. Specifically, the project site is zoned as PD-1 (Southeast Area Development and Improvement Plan [SEADIP] district, and designated as Area 25 in the SEADIP). Area 25 of the SEADIP allows retail, office, and light industrial uses on the site.

Project Components

Proposed development is summarized below.

SUMMARY OF PROJECT CHARACTERISTICS	
Proposed Land Use	Commercial
Proposed Square Footage	70,000
Lot Coverage	28.9%
Max. Building Height	40 feet
Proposed Parking Spaces	345
Project Access	Vehicular: Studebaker Road Pedestrian: Studebaker Road Bicycle: Studebaker Road and bike path along San Gabriel River

The proposed project entails in-fill construction of a commercial center and associated parking lot on approximately 5.5 acres of the 7.05-acre project site. Gross land area consists of 307,195 square feet, with a net land (total development) area of 241,010 square feet, or 5.53

acres. Total building area will approximate 70,000 square feet, with 345 parking stalls and 54,314 square feet of landscaped area. Two major structures are proposed, the first approximately 38,000 square feet plus a 5,000-square-foot mezzanine, and a second, connected structure approximately 18,000 square feet. Attached to the latter building will be two restaurants, a loading area, and associated access. A second loading dock will be located adjacent to the larger of the two retail structures. A parking lot will be constructed off Studebaker Road behind the commercial center. The development of 345 parking stalls would allow for a parking ratio of 4.95 stalls per 1,000 square feet. Figure 2-2 (Conceptual Site Plan), Figure 2-3 (Conceptual Landscape Plan), Figure 2-4 (Conceptual Floor Plan), and Figure 2-5 (Exterior Elevations) illustrate the proposed development. Entrances to the business concerns will be via the parking lot. An easement will be requested on Studebaker Road adjacent to the parking lot, and a landscape variance will also be requested in front of the proposed restaurant. An encroachment permit may be required for Pacific Coast Highway.

The preliminary assessment of the project area conducted by IT Corporation in 1987 identified the former sanitary landfill as being confined to the eastern portion of the project site, with the deepest part of the landfill approximately 20 to 25 feet below sea level. The proposed design of the project considers soil stability issues, i.e., the structures would be constructed on the most stable portion of the site and parking would be located on the less stable portion of the buildable area. Approximately 53,000 square feet of non-buildable area is located immediately adjacent to the proposed parking lot, on the easternmost portion of the project site in the approximate location of the former landfill. This non-buildable area will remain undeveloped in perpetuity.

9. **Surrounding land uses and setting:** Briefly describe the project's surroundings:

   The site is located in an area of commercial development. Specific surrounding land uses are as follows:

   - **North**: Studebaker Road, across which is a commercial center/office park
   - **East**: A bicycle/pedestrian path on an elevated berm, parallel to the San Gabriel River
   - **South**: A bridge crossing the San Gabriel River with access to the adjacent City of Seal Beach.
   - **West**: Pacific Coast Highway (PCH), beyond which are commercial and office uses, and the Marketplace shopping center. Alamitos Bay, with its marina, is to the west of the site less than one-quarter mile.

10. **Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement.)

    - City Council approval of zone change
    - Planning Commission recommendation to City Council regarding approval of zone change
    - NPDES permits; if needed, permits for alteration of on-site hydrology
    - Other City Commissions, as necessary
    - Permits for construction and operation of infrastructure

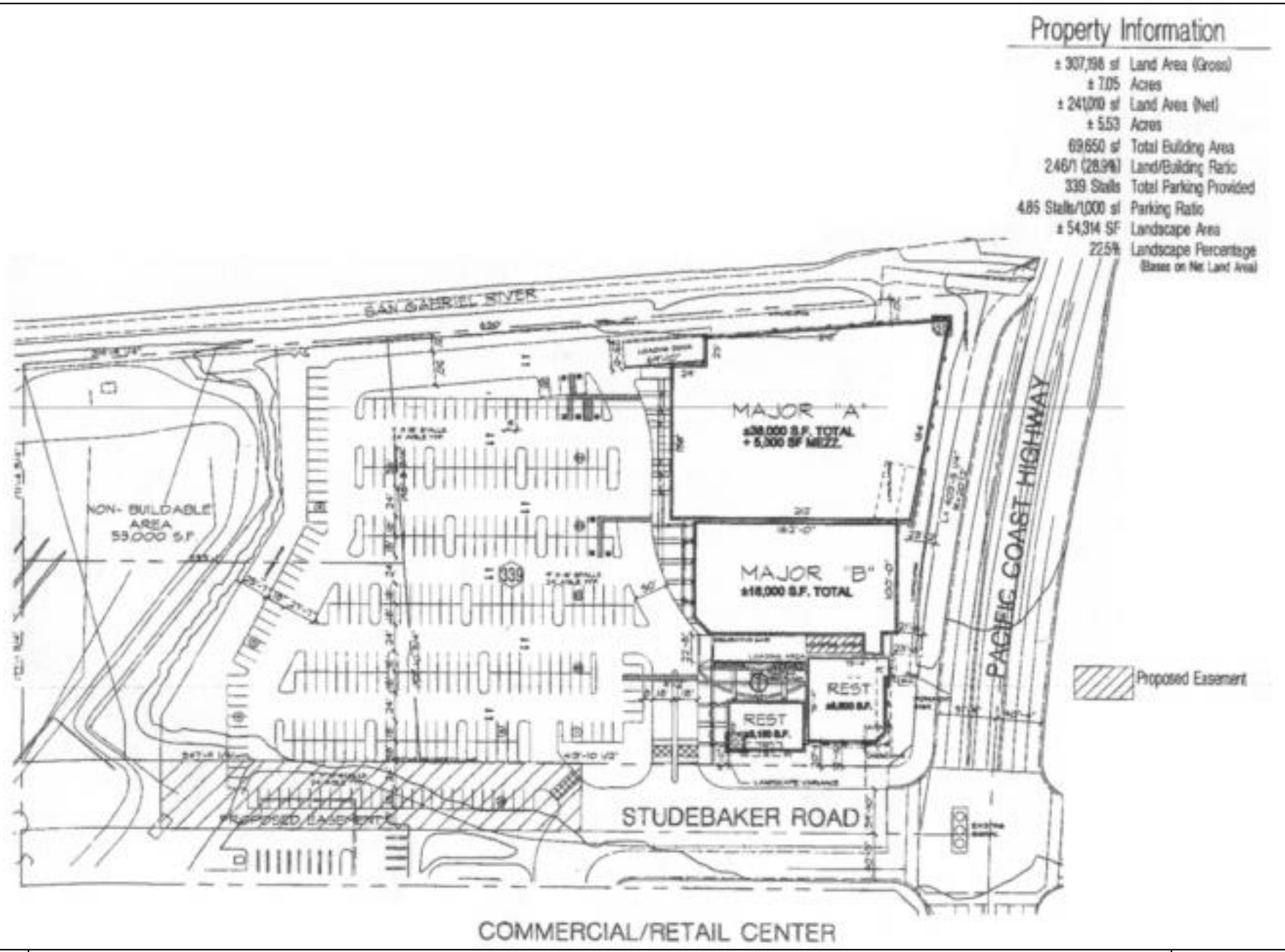


FIGURE **2-2**
Conceptual Site Plan

Not to Scale

10895-00

***Source*:** Perkowitz Ruth Architects

Marina Shores East Commercial Center

EIP ASSOCIATES

FIGURE **2-3**
Conceptual Landscape Plan

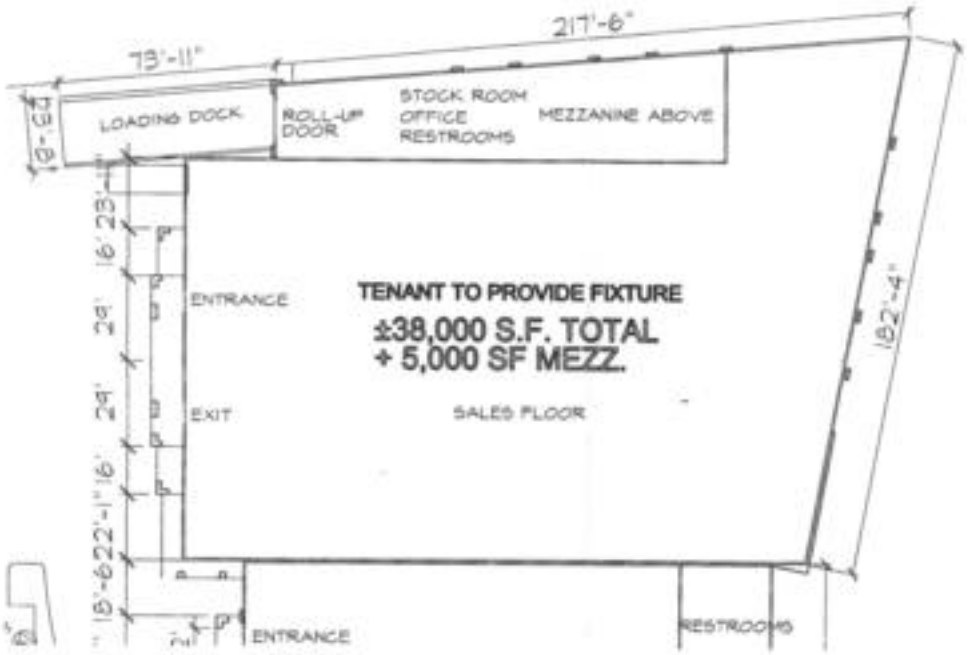
Not to Scale

10895-00

Source: Perkowitz Ruth Architects

Marina Shores East Commercial Center

EIP ASSOCIATES

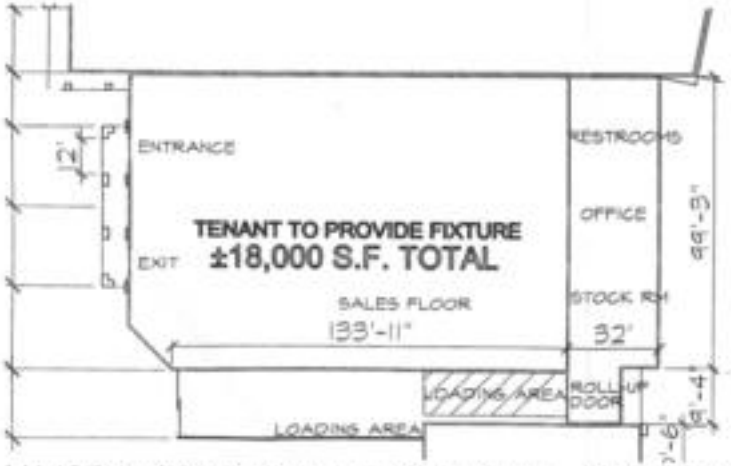


MAJOR A CONCEPTUAL FLOOR PLAN - SCALE: 1/16"

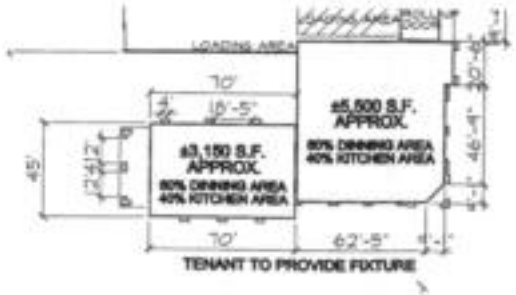
FLOOR PLAN EXHIBITS

CONCEPTUAL FLOOR PLAN EXHIBITS ARE PROVIDED AS A POTENTIAL LAYOUT FOR THE SPACE. LANDLORD IS THE PROCESS OF LEASE NEGOTIATION WITH TENANTS, ONCE THESE NEGOTIATIONS ARE COMPLETED, TENANTS WILL PROVIDE FIXTURES PLANS. FLOOR PLANS CURRENTLY SHOW MAJOR BUILDING DIMESIONS AND POSSIBLE ENTRY/EXIT LOCATIONS.

BASED ON PROSPECTIVE TENANTS STOREFRONT GLASS, DOORS AND LOADING DOCK CONFIGURATIONS WILL BE MODIFIED TO FIT TENANT CRITERIA AT SUCH TIME WHEN ITS PROVIDED.



MAJOR B CONCEPTUAL FLOOR PLAN - SCALE: 1/16"



RESTAURANTS CONCEPTUAL FLOOR PLAN - SCALE: 1/16"

FIGURE **2-4**
Conceptual Floor Plan

Not to Scale

10895-00

Source: Perkowitz Ruth Architects

Marina Shores East Commercial Center

EIP ASSOCIATES

FIGURE **2-5**
Exterior Elevations

Not to Scale

10895-00

Source: Perkowitz Ruth Architects

Marina Shores East Commercial Center

EIP ASSOCIATES

- Any other discretionary or ministerial approvals required for adoption, implementation, and financing of the proposed project

Action will be required by the City Council to approve the project. Additionally, approvals from the following local, regional, or State agencies for development of the proposed project may include but are not limited to:

- *City of Seal Beach*—If needed, approval of any mitigation measures within its jurisdiction.
- *South Coast Air Quality Management District*— Authority to Construct and an Operating Permit for operation of on-site mechanical equipment
- *California Coastal Commission*—The City of Long Beach can approve the project under its local coastal plan; if appealed, Coast Commission review and approval would be necessary
- *California Department of Transportation*—Issuance of an encroachment permit for construction of street improvements and construction of utilities within the State ROW
- *Regional Water Quality Control Board*—Issuance of a National Pollution Discharge Elimination System Permit (NPDES) for construction activities disturbing more than 1 acre and permit for dewatering during construction

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☒ Geology /Soils
☒ Hazards & Hazardous Materials	☒ Hydrology / Water Quality	☒ Land Use / Planning
☒ Mineral Resources	☒ Noise	☐ Population / Housing
☒ Public Services	☐ Recreation	☒ Transportation/Traffic
☒ Utilities / Service Systems	☒ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

____ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

____ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

__X__ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

____ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature — 7/19/04 Date

Angela Reynolds, Acting Environmental Officer

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less than Significant with “Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-than-Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the score of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No impact
I. AESTHETICS — Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐
II. AGRICULTURE RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?	☒	☐	☐	☐
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
IV. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No impact
V. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
VI. GEOLOGY AND SOILS — Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☒	☐	☐	☐
ii) Strong seismic ground shaking?	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
.				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
VII. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
9) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No impact
VIII. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	☒	☐	☐	☐
b) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	☒	☐	☐	☐
d) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☒	☐	☐	☐
e) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☒	☐	☐
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☒	☐	☐	☐
g) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☒	☐	☐	☐
h) Inundation by seiche, tsunami, or mudflow?	☐	☒	☐	☐
IX. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	☐	☒	☐	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No impact
mitigating an environmental effect?	☐	☒	☐	☐
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	☐	☒	☐	☐
X. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☒	☐	☐	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☒	☐	☐
XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM—Would the project:				
a) Result in a significant loss of pervious surface?	☒	☐	☐	☐
b) Create a significant discharge of pollutants into the storm drain or waterway?	☐	☐	☒	☐
c) Violate any best management practices of the National Pollution Discharge Elimination System permit?	☒	☐	☐	☐
XII. NOISE — Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?	☒	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XIII. POPULATION AND HOUSING — Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIV. PUBLIC SERVICES — Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
1) Fire protection?	☒	☐	☐	☐
2) Police protection?	☒	☐	☐	☐
3) Schools?	☐	☐	☐	☒
4) Parks?	☐	☐	☐	☒
5) Other public facilities?	☐	☐	☐	☒
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No impact
XVI. TRANSPORTATION/TRAFFIC — Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☒	☐	☐	☐
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐
XVII. UTILITIES AND SERVICE SYSTEMS — Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☒	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☒	☐	☐	☐
g) Comply with federal, State, and local statutes and regulations related to solid waste?	☒	☐	☐	☐

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

I. AESTHETICS

The proposed development is located in the southeast portion of the City of Long Beach, immediately southeast of the intersection of Pacific Coast Highway and Studebaker Road. The proposed project would be constructed within an existing vacant parcel of land in an urban setting. The project site is currently utilized for seasonal events such as a pumpkin patch in the fall and a Christmas tree lot during the holiday season. The project would result in the construction of a commercial center and associated parking lot on approximately 5.5 acres of the 7.05-acre project site. Surrounding uses include a commercial center/office park across from Studebaker Road to the north, a bicycle/pedestrian path on an elevated berm that is parallel to the San Gabriel River to the east, a bridge crossing the San Gabriel River to the south, and commercial and offices uses and the Marketplace shopping center to the west across from PCH.

A. Would the project have a substantial adverse effect on a scenic vista?

Less-than-Significant Impact. The project site is located adjacent to Pacific Coast Highway in the vicinity of Los Alamitos Bay. As the project site is currently an undeveloped parcel of land that was once partially used as a sanitary landfill in 1960, and is located west of an existing oil production facility, the proposed project would not have a substantial adverse effect on a scenic vista. No public viewpoints or view corridors would be affected by the proposed project. Thus, this impact is considered to be less than significant and will not be further analyzed in the EIR.

B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less-than-Significant Impact. PCH is designated by the State of California as a Scenic Highway, containing visual amenities that enhance the visual quality and ambiance of the City. Scenic resources associated with PCH in the project area primarily include the Los Alamitos Bay and its marina to the west. However, as the proposed project is located to the east of PCH, the view of Alamitos Bay would not be affected from PCH. Thus, this impact is considered to be less than significant and will not be further analyzed in the EIR.

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. Proposed development would transform the project site from an undeveloped parcel of land, which was once partially used as a sanitary landfill in 1960, to a commercial center with an associated parking lot. The proposed development would be compatible and consistent with the existing surrounding uses, which includes the commercial center/office park across Studebaker Road to the north, and the existing commercial and office uses and the Marketplace shopping center across PCH to the west. Due to the loss of open space, however, this issue will be analyzed in the EIR.

D. Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. As the project site is currently an undeveloped parcel of land, the proposed project is anticipated to introduce additional light sources into the project vicinity over that which currently exists. Light impacts could result from the new retail building and restaurant activities, security lighting along the buildings' perimeters, and lighting for the surface parking lot. Lighting from the proposed retail and restaurant buildings may be visible from the adjacent streets. Thus, the impact of the proposed project associated with the creation of a new source of light or glare that would adversely affect day or nighttime views in the area will be analyzed in the EIR.

Glare can result from daytime reflection of sunlight off flat building surfaces. The proposed project may include reflective surfaces (e.g., windows, brightly colored or bare concrete building façade treatments) due to large building faces. The visual impact of glare created by the project site will be addressed in the EIR.

Source: Long Beach, City of. 1975. City of Long Beach General Plan Scenic Routes Element

II. AGRICULTURAL RESOURCES

The project site is not located within an agricultural zone and there are no such zones within the vicinity of the project. The project site is located within a sector of the city that has been fully developed for over 40 years. As historic uses of the project site include a sanitary landfill (located on three acres of the eastern portion of the site) that was closed in 1961, development of the proposed project will have no effect on agricultural resources within the City of Long Beach or any other neighboring city or county.

A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. There is no Prime Farmland, Farmland of Statewide Importance, or Unique Farmland is located on site. No impact would occur, and no further analysis of this issue is required.

B. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site is not under a Williamson Act contract. The project site is currently zoned as PD-1, which is the Southeast Area Development and Improvement Plan (SEADIP) district. Designated as Area 25 in the SEADIP, the land uses allowed on the project site include retail, office, and light industrial uses. No impact would occur, and no further analysis of this issue is required.

C. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. Refer to the discussions for Items A and B, above. There would be no impact to farmland.

Source: N/A

III. AIR QUALITY

The South Coast Air Basin is subject to some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants, because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominant daily winds consist of morning on shore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminant northward and then eastward over Whittier, Covina, Pomona, and Riverside.

The majority of pollutants (about 90 percent) normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

A. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

Potentially Significant Impact. The project as proposed would entail earth movement and construction activities. In addition, project operation would result in increased vehicular trips in the area. Increased emissions associated with these vehicular trips and other on-site emissions could potentially conflict with the Southern California Air Quality Management District's (SCAQMD) Air Quality Management Plan. The EIR will address potential project exceedance of the SCAQMD thresholds of significance, which may result in a conflict with or obstruct the implementation of the AQMP, and violation of any local and regional air quality standards during construction and operation.

B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

Potentially Significant Impact. Refer to the discussion for Item A, above. In addition, grading at the project site and other construction activities resulting from implementation of the proposed project could result in significant temporary, short-term impacts to air quality due to fugitive dust and construction equipment emissions. Currently the non-attainment pollutants in the South Coast Air Basin are ozone, carbon monoxide (CO), and fine particulate matter (PM_{10}). Construction-related activities and traffic generated by operation of the proposed project could contribute to these existing violations. These impacts to air quality from project construction and operation will be evaluated in the EIR.

C. Would the project result in a cumulative considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. Refer to the discussion for Item A, above.

D. Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Project-generated traffic could contribute to decreased levels of service at nearby intersections, resulting in CO hot spots. Potentially sensitive receptors in the area surrounding the project site include the residential uses on Alamitos Bay to the west and the bicycle/pedestrian path to the east. The potential for the project to result in these substantial pollution concentrations will be addressed in the EIR.

E. Would the project create objectionable odors affecting a substantial number of people?

Less-than-Significant Impact. The project does not propose, and would not facilitate, uses that are significant sources of objectionable odors. The only potential source of odor associated with the proposed project may result from construction equipment exhaust during construction activities, the storage of solid waste associated with the commercial uses, and potential odors from restaurant uses. Standard construction requirements would address odors from construction imposed on the applicant, and impacts associated with construction-generated odors are expected to be less than significant. It is expected that any project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. Therefore, odors associated with the proposed project would be less than significant, and no further analysis is required.

Source: Long Beach, City of. 2003. Walgreens with Drive-thru Pharmacy Mitigated Negative Declaration.

IV. BIOLOGICAL RESOURCES

The project site is a vacant seven-acre parcel in an urbanized area of southeastern Long Beach that was historically used as a landfill for a short period of time in the early 1960s. The parcel is generally flat, with scattered weedy vegetation. Vegetation is generally degraded, although is of the type that could be found within a wetland. There are identified wetlands contiguous to the project site that provide habitat for sensitive species. 0ne special status species, the southern tarplant (*Centromadia parryi ssp. Australis)* exists on the site.

A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or Fish and Wildlife service?

Potentially Significant Impact. Although the Biological Technical Report and Wetland Jurisdictional Analysis prepared for the proposed project determined that the biological resources of the proposed project area are of limited value due primarily to the limited size of the area, its degraded condition, and its position next to developed areas, one special status species, the southern tarplant (*Centromadia parryi ssp. Australis*), was found on the site. This species has no formal State or federal designation but is noted on the California Native Plant Society's 1B list, which denotes that that they are rare, threatened, or endangered in California and elsewhere. As special status species are known to occur within the project area, impacts to this species or other sensitive species would be potentially significant. The EIR will include an analysis of potential impacts to special status species.

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or Fish and Wildlife service?

Potentially Significant Impact. According to the Biological Technical Report and Wetland Jurisdictional Analysis prepared for the proposed project by LSA Associates no riparian habitat exists on site. However, vegetation found within the site could occur within wetlands, as defined by the California Department of Fish and Game, California Costal Commission, and U.S. Fish and Wildlife Service. Wetlands are listed as a sensitive habitat by these agencies, and impacts would be considered potentially significant. The EIR will include an analysis of potential impacts to wetlands.

C. Would the project have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. Although the Biological Technical Report and Wetland Jurisdictional Analysis prepared for the Proposed Project by LSA Associates indicated that no federally protected wetlands, as defined by Section 404 of the Clean Water Act, were present within the site, current reconnaissance-level field surveys currently

indicate that onsite areas of seasonal ponding may occur. As the site is adjacent to a jurisdictional wetland, the areas of ponding within the project site may be subject to Section 404 jurisdiction. Therefore, the EIR will include an analysis of potential impacts to Clean Water Act wetlands.

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with establish native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less-than-Significant Impact. As described in Item A, above, existing conditions of the proposed project area provides very limited habitat value due to extensive past and present human activity and alterations at the site. The site is located in an urbanized area and does not serve as a nursery area for wildlife or provide a significant geographic link between two natural areas. Therefore, it does not serve as a primary wildlife movement corridor. Therefore, no effects to Section 404 wetlands are anticipated, and no additional analysis is required in the EIR.

E. Would the project conflict with any policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact. As Long Beach is a shoreline community with a substantial portion lying within the State's defined Coastal Zone, it is subject to the coastal resource preservation policies of the Coastal Act. The proposed project site is located within Coastal Zone 4. The project site is also near the Los Cerritos Wetlands and adjacent to the San Gabriel River and identified wetlands. These environmentally sensitive habitat areas provide nesting and foraging habitat for waterfowl and shorebirds and serve as a critical stopover for waterfowl along the Pacific Flyway. Due to its close proximity to the coastal resources stated above and because it is within Coastal Zone 4, coastal resource preservation policies will be reviewed to demonstrate compliance with the Coastal Act. The EIR will address the project's compliance with coastal resource policies of the Coastal Act.

F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, National Conservation Community Plan, or other approved local regional, or state habitat conservation plan?

No Impact. The proposed project site is not located within the area designated for any adopted HCP, NCCP, or other approved habitat conservation plan; therefore, no additional analysis is required in the EIR.

Source: Long Beach, City of. 2002. City of Long Beach General Plan Open Space and Recreation Element.

V. CULTURAL RESOURCES

The project site is located within the historic territory of the Gabrieliño Native American group. They gathered shellfish, hunted wild game, and made a flour-like meal out of acorns from the oak trees that grew in the area. They generally lived peacefully, traded with their neighbors, and made tools, weapons, and grinding implements from stone and other natural materials. Spanish contact with the Gabrieliño people is known to have occurred as

early as 1542 when Juan Rodríguez Cabrillo first explored the region. At first feared, the Spanish were received with hospitality when they returned in 1602 under Sebastian Vizcaíno. In 1769, the Spanish began to dispatch land expeditions to locate suitable mission sites within Gabrieliño territory. By 1771, two missions (San Fernando and San Gabriel) had been built in the Gabrieliño area and the conversion of Gabrieliños into the mission system began. European diseases, for which the native inhabitants had no immunity, begin decimating entire villages. No missions were built within the immediate project vicinity. By 1785, despite frequent protests and revolts against the missions, the majority of Gabrieliños had become a peasant class laboring for the missions or the landed gentry (Bean and Smith 1978:541). In the early to mid 1800s, most of the Gabrieliños had been missionized, fled to other parts of California or were dead from European diseases, in particular, smallpox (Bean and Smith 1978:541).

A. Would the project cause a substantial adverse change in the significance of historical resource?

No Impact. As discussed above in the project description, the proposed project site is currently vacant and undeveloped. Because no historical structures would be modified or demolished by development on the project site, the proposed project would have no impact on historic structures.

B. Would the project cause a substantial adverse change in the significance of a unique archaeological resources (i.e., an artifact, object, or site about which it be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized import prehistoric of historic event or person)?

Less-than-Significant Impact with Mitigation Incorporated. The project site is located adjacent to the San Gabriel River and wetlands areas. The San Gabriel River and wetlands area are known historically to support Native American activity and settlement; consequently, wetlands and riparian areas are generally considered to be archaeologically sensitive—i.e., likely to contain archaeological deposits, as a result of this historical association. Portions of the site have previously been subjected to substantial disturbance: As further discussed below in Section VII (Hazards), a portion of the project site served as a sanitary landfill from 1960 to 1961. In 1987, IT Corporation completed an assessment of the potential hazards associated with the landfill, and according to the assessment, landfill deposits occur in roughly the eastern half of the site, at least 300 feet from Pacific Coast Highway, and vary in depth from 5 to 33 feet. This disturbed area represents the portion of the site proposed to be used for parking—the majority of commercial development would occur on the western portion of the site, proximate to Pacific Coast Highway, where historical disturbance is not known to have occurred. Consequently, archaeological deposits may be present where development would occur, and implementation of the proposed project could adversely affect resources that may be present. This would constitute a potentially significant impact. However, implementation of Mitigation Measures CR-1 and CR-2,

below, would reduce this impact to a less-than-significant level by requiring the scientific recovery and evaluation of any archaeological resources that could be encountered, which would ensure that important scientific information that could be provided by these resources regarding history or prehistory is not lost, and no further analysis of this issue would be required in the EIR.

MM CR-1 Prior to site preparation or grading activities, construction personnel shall be informed of the potential for encountering unique archaeological resources and taught how to identify these resources if encountered. This shall include the provision of written materials to familiarize personnel with the range of resources that might be expected, the type of activities that may result in impacts, and the legal framework of cultural resources protection. All construction personnel shall be instructed to stop work in the vicinity of a potential discovery until a qualified archaeologist assesses the significance of the find and implements appropriate measures to protect or scientifically remove the find. Construction personnel shall also be informed that unauthorized collection of archaeological resources is prohibited.

MM CR-2 A qualified archaeologist shall first determine whether an archaeological resource uncovered during construction is a "unique archaeological resource" under Public Resources Code Section 21083.2(g). If the archaeological resource is determined to be a "unique archaeological resource," the archaeologist shall formulate a mitigation plan in consultation with the City that satisfies the requirements of Section 21083.2.

If the archaeologist determines that the archaeological resource is not a unique archaeological resource, the archaeologist may record the site and submit the recordation form to the California Historic Resources Information System South Central Coastal Information Center. The archaeologist shall prepare a report of the results of any study prepared as part of a mitigation plan, following accepted professional practice. Copies of the report shall be submitted to the City and to the California Historic Resources Information System South Central Coastal Information Center.

C. Would the project directly or indirectly destroy a unique paleontological resource or site or geologic feature?

Less-than-Significant Impact with Mitigation Incorporated. Surface examination often cannot reveal whether paleontological resources are present at a specific project location. However, paleontological resources could be affected by activities that disturb the ground surface or subsurface, including grading or excavation. As described above in V.B, portions of the project site have been subject to extensive disturbance; however, known disturbance does not extend into areas proposed for commercial development under the proposed project, and damage to or destruction of paleontological resources could occur to resources that could be present on the site.

This would be considered a potentially significant impact; however, implementation of Mitigation Measures CR-3 and CR-4 would reduce this impact to a less-than-significant level by requiring the scientific recovery and evaluation of any paleontological resources or unique geologic features that could be encountered, which would ensure that important scientific information that could be provided by these resources regarding history or prehistory is not lost, and no further analysis of this issue would be required in the EIR.

MM CR-3 Prior to site preparation or grading activities, construction personnel shall be informed of the potential for encountering paleontological resources and taught how to identify these resources if encountered. This shall include the provision of written materials to familiarize personnel with the range of resources that might be expected, the type of activities that may result in impacts, and the legal framework of cultural resources protection. All construction personnel shall be instructed to stop work in the vicinity of a potential discovery until a qualified, non-City paleontologist assesses the significance of the find and implements appropriate measures to protect or scientifically remove the find. Construction personnel shall also be informed that unauthorized collection of paleontological resources is prohibited.

MM CR-4 A qualified paleontologist shall first determine whether a paleontological resource uncovered during construction meets the definition of a "unique archaeological resource" under Public Resources Code Section 21083.2(g). If the paleontological resource is determined to be a "unique archaeological resource," the paleontologist shall formulate a mitigation plan in consultation with the City that satisfies the requirements of Section 21083.2.

If the paleontologist determines that the paleontological resource is not a unique resource, the paleontologist may record the site and submit the recordation form to the Natural History Museum of Los Angeles County. The paleontologist shall prepare a report of the results of any study prepared as part of a mitigation plan, following accepted professional practice. Copies of the report shall be submitted to the City and to the Natural History Museum of Los Angeles County.

D. Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less-than-Significant Impact. No formal cemeteries are known to have occupied the project site, so any human remains encountered would likely come from archaeological contexts. As described above in Discussion V.B., archaeological materials, including human burials, could be present on the portions of the project site that could be subject to development of commercial uses, and disturbance of archaeological deposits, including human burials, could occur. However, human burials, in addition to being potential archaeological resources, have specific provisions for treatment in Section 5097 of the California Public Resources Code: in the event of the discovery of a burial,

human bone, or suspected human bone, all excavation or grading in the vicinity of the find must halt immediately, the area of the find shall be protected, and the developer immediately shall notify the Los Angeles County Coroner of the find and comply with the provisions of Public Resources Code Section 5097 with respect to Native American involvement, burial treatment, and re-burial, if necessary. Compliance with the applicable provisions of the California Heath Code and Public Resources Code would ensure that this impact remains less than significant by ensuring appropriate examination, treatment, and protection of human remains. No mitigation is required, and no further analysis of this issue would be required in the EIR.

Source: IT Corporation. 1987. Final Report Assessment of the Bixby Ranch Company Sanitary Landfill for the Presence of Hazardous Substances. June 30.

VI. GEOLOGY AND SOILS

No faults are known to pass beneath the site, and the area is not in the Alquist-Priolo Special Studies Zone. The most significant fault system in the vicinity is the Newport-Inglewood fault zone. The project site is located within a designated potentially significant liquefaction area based on the Seismic Safety Element of the City's General Plan.

A. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42).

Potentially Significant Impact. The project site is located within a ¼ mile of an Alquist-Priolo Special Study Zone as delineated on the State of California Special Studies Zones Official Map for the Long Beach Quadrangle. In addition, the project site is also located in close proximity to the Newport-Inglewood fault system. According to the Seismic Safety Element of the City General Plan, major active faults associated with the Newport-Inglewood Fault Zone represent the most likely location for future fault rupture in the City of Long Beach. Since the project site is located in very close proximity to the Newport-Inglewood fault system, damages to overlying structures would likely occur should surface movement occur. As such, the EIR will include an analysis of impacts associated with fault rupture.

2) Strong seismic ground shaking?

Potentially Significant Impact. The site is located in close proximity to the Newport-Inglewood fault system. The relative close proximity of the fault could create substantial ground shaking at the project site if a seismic event occurred along the fault. Subsurface movement on the Newport-Inglewood Zone produced the 1933 Long Beach (magnitude 6.3) earthquake that caused severe damage in the City. Other important faults in close proximity to the site include the Palos Verdes and the Norwalk faults. These faults are considered capable of generating significant earthquakes. Consequently, the proposed project may expose on site structures to significant seismic hazards (e.g. shaking) if an earthquake occurs along this fault.

Impacts associated with seismic hazards would generally be addressed through adherence to applicable regulations (i.e., Uniform Building Code). The EIR will include an analysis of impacts associated with seismic hazards.

3) Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. The project site is located within a designated potentially significant liquefaction area based on the Seismic Safety Element of the City's General Plan. The site is generally underlain by silty sands and clay that have a moderate to high potential for liquefaction. These risks could generally be addressed through adherence to applicable regulations (i.e., Uniform Building Code). The EIR will analyze the potential for liquefaction hazards to affect the project.

4) Landslides?

No Impact. The proposed project site and surrounding area are generally flat and the project site is not located within a State of California-designated Seismic Hazard Zone Map for Slope Stability. Therefore, the potential for seismically induced slope instability is considered low to remote. Therefore, no impact would occur, and no further analysis is required.

B. Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. The project site is currently undeveloped and consists primarily of exposed and disturbed vegetation. As such, grading and excavation at the site for the project components would expose soil to erosional processes during construction. Once construction is completed, the site would be fully developed and would include minimal areas of exposed soil. Some excavation activities would be required for building foundations, which could affect soil stability. These impacts could be addressed through the implementation of Best Management Practices during construction activities. The EIR will analyze the potential for erosional impacts from construction activities.

C. Would the project be located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Impact. The geologic units at the project site consist mostly of silty sands and clay. As discussed above, the project site is located within a designated potentially significant liquefaction area. In addition, the project site is adjacent to an area that could be impacted by long-term subsidence due to local oil extraction. Since the settlement potential of future on-site buildings exists, the EIR will analyze and address this issue. In addition, the EIR will address the ability for engineering controls to appropriately address geologic stability.

D. Would the project be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code, creating substantial risks to life or property?

Potentially Significant Impact. Refer to the discussion for Item C, above.

E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The proposed project would be provided sanitary sewer service by the City of Long Beach and no septic tanks or alternative wastewater systems are proposed. No impact would occur, and no further analysis of this issue is required.

Source: Long Beach, City of. 1998. City of Long Beach General Plan Seismic Safety Element.

Moore & Taber. 1986. Interim Foundation Investigation Report, Proposed Office and Restaurant Buildings, Market Place Office Park Phase II, Long Beach, California. August 25.

VII. HAZARDS AND HAZARDOUS MATERIALS

The proposed project would occur within an existing vacant parcel of land. Three acres of the eastern portion of the project site was historically used as a sanitary landfill from 1960 to 1961. As a sanitary landfill, wastes dumped at the side consisted of non-water soluble, non-decomposable inert solids, and ordinary household and commercial refuse, including decomposable organic refuse and scrap metal, and garbage and market refuse. The depth of refuse has been determined to range from five feet to 33 feet. In addition, a current oil production facility is located east of the project site.

A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less-than-Significant Impact. The proposed project includes the development of commercial structures and restaurants, and would not introduce any unusual hazardous materials to the area. Proposed construction and operation would comply with CalOSHA (California Occupational Safety and Health Administration) requirements, the Hazardous Materials Management Act (HMMA), and other State and local requirements. Commercial uses handling or storing certain amounts of hazardous materials would prepare a Hazardous Materials Business Plan (HMBP) consistent with the HMMA, which includes an inventory of hazardous materials stored on site, an emergency response plan, and an employee training program. Compliance with local, State, and federal regulations would minimize risks associated with accident conditions involving the release of hazardous materials into the environment. Therefore, impacts would be less than significant, and no further analysis of this issue is required in the EIR.

B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less-than-Significant Impact. Refer to discussion Item A, above. The proposed project would not include use of large quantities of hazardous materials, and hazardous materials would be used and stored in accordance with applicable regulations. The project would include commercial uses that typically do not involve handling of

hazardous materials in a manner that would result in reasonably foreseeable upset and accident conditions. Therefore, impacts would be less than significant, and no further analysis of this issue is required in the EIR.

C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. No schools are located within 1/4 mile of the project site. In addition, refer to discussion Item A, above. No impact would occur, and no further analysis of this issue is required.

D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. Although the project site is currently undeveloped, a number of prior uses have occurred on the site, including a sanitary landfill that was closed in 1961. Currently operating oil production facilities exist to the east of the site. The EIR will assess the potential for discovery of any undetected contamination at the project site in the future upon project implementation and will also assess current contamination from current oil and past landfill operations. These impacts could be addressed through development of a health and safety plan, as necessary, if contamination is discovered.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact. The project site is not located within two miles of any known public or private airstrip. Additionally, the proposed structures would not exceed heights that require review and approval by the Federal Aviation Administration (FAA) or Airport Land Use Commission (ALUC). The project would not, therefore, result in a safety hazard for people residing or working in the project area. No impact would occur, and no further analysis of this issue is required in the EIR.

F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. Refer to discussion for Item E, above. No impact would occur, and no further analysis of this issue is required in the EIR.

G. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. With regard to emergency response plans, the project site does not serve a function in any emergency response or evacuation plan (schools are typically employed for this purpose). The project site is located adjacent to PCH, which could serve as a major thoroughfare in an emergency situation. Project access

would occur along Studebaker Avenue, which, if blocked by vehicles, could present a temporary interference with emergency evacuation or access. Impacts will be analyzed in the EIR.

H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. The project is not located within the vicinity of any wildland areas. No impact would occur, and no further analysis of this issue is required.

Source: IT Corporation. 1987. Final Report Assessment of the Bixby Ranch Company Sanitary Landfill for the Presence of Hazardous Substances. June 30.

VIII. HYDROLOGY AND WATER QUALITY

The project site is adjacent to the San Gabriel River, a channelized watercourse emptying into the Pacific Ocean that is part of the Los Angeles County Flood Control System. A raised berm and riprap separates the project site from the San Gabriel River. The site is generally flat, with no streams or rivers, and consists entirely of permeable surfaces. Existing drainage on site is via sheetflow.

A. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact. The City of Long Beach Water Department's 25 active groundwater wells currently supply approximately 46 percent of the City's water; 50 percent is imported from the Metropolitan Water District of Southern California (MWD), and the remaining eight percent of the water supply is tertiary-treated reclaimed water from the Los Angeles County Sanitation Districts' Long Beach Reclamation Plant. Project development would increase impervious surfaces, which could reduce groundwater recharge. In addition, development of the proposed project would substantially increase water consumption over the current level at the project site. However, the City's groundwater wells are located a minimum of two miles inland from the project site and the City does not rely on groundwater close to the ocean due to saltwater intrusion. Therefore, the potential reduction in groundwater recharge would not affect City groundwater wells. Impacts will be less than significant, and will not be analyzed in the EIR.

To the extent that the Proposed Project draws additional water from the MWD, which relies on some groundwater, on-site development could result in additional demand for groundwater supplies. The potential exists for additional groundwater withdrawal beyond existing entitlements, and this issue will be analyzed in the EIR.

B. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?

Potentially Significant Impact. The project site contains no streams or rivers. The site currently drains via sheetflow due to the lack of any on-site development. Erosion or siltation could occur during construction-related earthmoving activities. Proposed development would result in the introduction of buildings, paved surfaces, and landscaping, whereby runoff would be collected and conveyed via roof and building drains and curbs and gutters. These impacts could be addressed through the incorporation of Best Management Practices during construction and water quality management practices. However, potential erosion due to changes in drainage patterns will be analyzed in the EIR.

C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on or off site?

Potentially Significant Impact. As the proposed project site is currently undeveloped, development of the proposed project would increase impervious surfaces at the site associated with the addition of buildings and other paved surfaces. This, in turn, would modify local drainage patterns and increase the rate and/or volume of surface runoff at the site. As such, the existing storm drainage facilities serving the site may not be adequate to accommodate the project's operation-related surface runoff, leading to flooding either on or off site. These impacts could be addressed through incorporation of design features on the project site to control peak discharge. An analysis of potential flooding due to project runoff will be provided in the EIR.

D. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems?

Potentially Significant Impact. The proposed project would alter the drainage pattern of the site (as discussed above), which would result in additional runoff that could exceed the capacity of existing stormwater systems. These impacts could be addressed through incorporation of design features on the project site to control peak discharge or infrastructure upgrades. Potential impacts to the stormwater drainage system, including capacity, will be addressed in the EIR.

E. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. As the Proposed Project does not contain a residential component, it would not place housing within a 100-year flood hazard area. No impact would occur, and no further analysis of this issue is required in the EIR.

F. Would the project place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

Potentially Significant Impact. The area is designated by FEMA with a Flood Zone "AR" designation, which applies to areas within the 100-year floodplain as a result of the decertification of a previously accredited flood protection system (e.g., levee or dam) that is in the process of being restored to provide a 100-year or greater level of flood protection. Therefore, substantial flood flows could be redirected by the placement of structures on the project site. Potential impacts will be addressed in the EIR.

G. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Potentially Significant Impact. The area is designated by FEMA with a Flood Zone "AR" designation, which applies to areas within the 100-year floodplain as a result of the decertification of a previously accredited flood protection system (e.g., levee or dam) that is in the process of being restored to provide a 100-year or greater level of flood protection. Therefore, substantial flood flows could be redirected by the placement of structures on the project site. Potential impacts will be addressed in the EIR.

H. Would the project be inundated by seiche, tsunami, or mudflow?

Less-than-Significant Impact. The site is located on a flat area that is not expected to generate or be exposed to mudflows. The tsunami hazard for the City is classified as "very low." Additionally, the site is located outside the areas identified by the City's General Plan as susceptible to tsunami run-up. Due to the lack of land-locked bodies of water (i.e., ponds or lakes), the potential for seiches is considered to be nonexistent. A less-than-significant impact would occur, and no further analysis of this issue is required in the EIR.

Source: Long Beach, City of. 1998. City of Long Beach General Plan Seismic Safety Element.

IX. LAND USE AND PLANNING

The General Plan designation of the proposed site is Land Use District #7, Mixed Use. To quote the General Plan "this district is intended for use in large, vital activity centers" where there is an assumed mix of land uses, including retail, offices, higher density residential personal and professional services and visitor destinations. The proposed project is compatible with this designation.

The Zoning designation of the project site is PD-1 (Southeast Area Development and Improvement Plan [SEADIP] district, and designated as Area 25 in the SEADIP). Area 25 of the SEADIP allows retail, office, and light industrial uses on the site. The proposed project would be a permitted use in this zone but would need to comply with all applicable requirements specific to PD-1.

A. Would the project physically divide an established community?

Less-than-Significant Impact. The General Plan land use designation for the proposed project property is mixed uses. Land uses allowed in this district include retail and visitor-serving facilities, which applies to the proposed project. In addition, the project site is zoned as PD-1, the SEADIP district. The SEADIP designates the proposed site as Area 25, and uses allowed in this area include business park (Business Park [Office Commercial] and light Industrial), restaurants, and hotel uses. The project is designed to be compatible with the existing zoning and general plan land use designations and is expected to have a less-than-significant impact. However, to ensure compatibility with applicable land use regulations, an analysis of the proposed project's consistency with applicable land use plans, policies, and regulations will be included in the EIR.

B. Would the project conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. No habitat conservation plan or natural community conservation plan includes the project site. No impact would occur, and no further analysis of this issue is required.

C. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?

Less-than-Significant Impact. The proposed project would not physically divide an established community. The project involves development of a vacant parcel of land in the city. Access to commercial uses would be provided through a proposed entrance on Studebaker Road, with additional pedestrian access from Pacific Coast Highway and from the bike path along the San Gabriel River. As such, the proposed project would not disrupt or physically divide an established community. Impacts would be less than significant, and no further analysis is required in the EIR.

Source: Long Beach, City of. 2001. City of Long Beach Zoning Map Book.

Long Beach, City of. 1997. City of Long Beach General Plan Land Use Element.

Long Beach, City of. The Walker Lofts Mitigated Negative Declaration.

X. MINERAL RESOURCES

The project site is located in an established urban area. The project site does not contain any oil extraction operations and historical uses of the site include a sanitary landfill that operated from 1960 to 1961 on three acres of the eastern portion of the site. However, an oil production facility is located east of the project site.

A. Would the project result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state?

Potentially Significant Impact. The primary mineral resource within the City of Long Beach has been oil. Although the project site is currently undeveloped, an oil production facility is located east of the project site in the vicinity of the designated wetlands. As such, the EIR will assess the potential for any known mineral resources to be adversely affected by development under the proposed project.

B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. During the early development of the City of Long Beach, many oil extraction operations were located throughout the City. However, oil extraction operations have diminished considerably through the years as this resource has been depleted due to extraction operations. As described above, the proposed project site is currently vacant and does not contain any oil extraction operations and development. Additionally, historic uses of the project site included a sanitary landfill that occupied three acres on the southwestern portion of the site. Thus, development of the proposed project site would not be anticipated to have any adverse impact on this important natural resource, and this impact will not be analyzed in the EIR.

Source: IT Corporation. 1987. Final Report Assessment of the Bixby Ranch Company Sanitary Landfill for the Presence of Hazardous Substances. June 30.

Moore & Taber. 1986. Interim Foundation Investigation Report, Proposed Office and Restaurant Buildings, Market Place Office Park Phase II, Long Beach, California. August 25.

XI. NATIONAL PERMIT DISCHARGE ELIMINATION SYSTEM (NPDES)

The project site is adjacent to the San Gabriel River, a channelized watercourse emptying into the Pacific Ocean that is part of the Los Angeles County Flood Control System. A raised berm and riprap separates the project site from the San Gabriel River. The site is generally flat, with no streams or rivers, and consists entirely of permeable surfaces. Existing drainage on site is via sheetflow. The City of Long Beach has an individual NPDES permit, with which all projects within City boundaries must comply for approval.

A. Would the project result in a significant loss of pervious surface?

Potentially Significant Impact. Project development would change the character of the site from an undeveloped parcel of land to a commercial center with buildings, paved surfaces, landscaping, and an associated parking lot. The proposed development would potentially result in site characteristics that could cause increased runoff. The potential impacts of increase in pervious surface as a result of implementation of the proposed project will be analyzed in the EIR.

B. Would the project create a significant discharge of pollutants into the storm drain or waterway?

Less-than-Significant Impact. The project would comply with all waste discharge requirements and water quality objectives of State and federal agencies as part of the City's Standard Conditions of Approval. No uses are proposed, such as heavy industrial uses, that could result in substantial polluted runoff. Because the proposed project would be required to comply with NPDES requirements as a condition of approval, this impact would be less than significant, and no further analysis is required in the EIR.

C. Would the project violate any best management practices of the National Pollution Discharge Elimination System (NPDES) permit?

Potentially Significant Impact. As part of site maintenance during construction, the proposed project would be required to comply with National Pollution Discharge Elimination System (NPDES) requirements, which would address impacts on water quality. The ability of the project to meet applicable waste discharge and water quality requirements will be addressed in the EIR.

Source: Long Beach, City of. 1998. City of Long Beach General Plan

XII. NOISE

Noise is defined as any unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks, and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards. The project area is located in District 1 of the Noise District Map, which sets daytime (7AM-10PM) exterior noise limits to 50 dBA and nighttime (10PM-7AM) exterior noise limits to 45 dBA.

A. Would the project result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Over the long term, noise would be generated at the proposed project site due to increased traffic during project operation and by activity at the site once it is built and occupied. The noise created by the project could affect

residences in Alamitos Bay less than one-quarter mile west of the project site (the nearest sensitive receptors), the commercial uses along PCH, and other land uses in the area. Noise from mechanical equipment (such as air conditioning systems) associated with operation of the project would be required to comply with the State Building Code requirements pertaining to noise attenuation and with City regulations requiring adequate buffering of such equipment. However, the noise generated by vehicles and human use associated with operation of the site may exceed noise thresholds. This issue will be addressed in the EIR.

Temporary increases in ambient noise levels would occur during periods of construction at the project site. Reference data for construction equipment noise illustrates that operation of typical heavy equipment would result in noise levels between approximately 75 dBA and 100 dBA when measured 50 feet from the source, depending primarily on the type of equipment in operation. Due to the potential equipment mix, noise levels above the standards indicated in the City's Noise Ordinance could be perceptible by residences in Alamitos Bay and the commercial uses along PCH. This issue will be addressed in the EIR.

B. Would the project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. In the project vicinity, the only existing source of perceptible groundborne vibration is travel of heavy trucks or buses over bumps on the adjacent streets and the Pacific Coast Highway. Potential impacts could occur due to some construction activities. However, project operation would not include uses that would result in groundborne vibration. Vibration impacts during project construction will be addressed in the EIR.

C. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Existing noise levels in the project area are dominated by traffic and by the activities of people throughout the area. As stated above in the discussion for Item A, the project would contribute to the traffic noise and would cause additional noise from human activity at the project site, operation of mechanical equipment, and other facilities, and increased vehicular traffic. Noise from the project's mechanical equipment would be regulated by the City's noise ordinance. However, the noise generated by project traffic once the project is built could increase noise levels in the area. Noise increases due to increased human activity and vehicular trips associated with the project will be addressed in the EIR.

D. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Project construction activities would cause a temporary increase in ambient noise; however, construction noise would be regulated by the noise ordinance as discussed in Item A, above. However, due to the presence of sensitive receptors less than one-quarter mile from the project site, this issue will be analyzed in the EIR.

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The project site is not located within two miles of a public airport, public use airport, or private airstrip. The project would not, therefore, expose people to excessive noise from airports. No impact would occur, and no further analysis of this issue is required.

F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. Refer to discussion for Item E, above. No impact would occur, and no further analysis of this issue is required.

Source: Long Beach, City of. 2003. Walgreens with Drive-thru Pharmacy Mitigated Negative Declaration.

Long Beach, City of. The Walker Lofts Mitigated Negative Declaration.

XII. POPULATION AND HOUSING

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. According to the 2000 Census, Long Beach has a population of 461,522, which presents a 7.5 percent increase from the 1990 Census.

According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

The proposed project will result in the development of a commercial center and associated parking lot, and will not include any residential uses.

A. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less-than-Significant Impact. Employment opportunities would directly result from commercial development under the proposed project. However, the proposed project would be consistent with land uses planned for the site, and, as such, population changes associated with the project have been anticipated in growth projections. The proposed project's effect on population and housing projections for the City of Long Beach would be less than significant, and no further analysis is required in the EIR.

B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed project site is currently vacant and would not result in the displacement of any existing housing. No impact would occur, and no further analysis of this issue is required.

C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed project site is currently vacant and would not result in the displacement of any existing households. No impact would occur, and no further analysis of this issue is required.

Source: Long Beach, City of. 2003. Walgreens with Drive-thru Pharmacy Mitigated Negative Declaration.

XIII. PUBLIC SERVICES

Fire protection in the City is provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

The Long Beach Police Department serves the project site. The Department is divided into Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City has four Patrol Divisions: East, West, North, and South.

The Long Beach Unified School District is the primary public education provider in the City of Long Beach. The district also serves the City of Signal Hill and part of the City of Lakewood and has been operating at or over planned capacity. The State Legislature has determined that developer fees may be assessed to pay for new school facilities needed to mitigate the impact of new development.

A. Would the project create substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response time or other performance objectives for any of the public services:

1) Fire protection?

Potentially Significant Impact. The proposed project would be served by the Long Beach Fire Department. The proposed development, which consists of approximately 70,000 square feet, would not be expected to result in a significant increased demand for fire protection services. However, if the Long Beach Fire Department resources are currently strained, additional development in the area could result in a significant impact. This issue will be further analyzed in the EIR.

2) Police protection?

Potentially Significant Impact. The addition of 70,000 square feet of commercial uses to the presently vacant site would not be anticipated to increase demands on police protection services in the area. However, if the Long Beach Police Department resources are currently strained, additional

development in the area could result in a significant impact. This issue will be further analyzed in the EIR.

3) Schools?

No Impact. The proposed project does not include a residential component. Therefore, no direct population increase is anticipated. Therefore, there would be no increased demand on existing schools, and this issue will not be analyzed in the EIR.

4) Parks?

No Impact. The proposed project includes the development of a commercial center and associated parking lot. No residential uses are proposed and thus no increase in population would occur in the area. As such, no increase in demand on existing parks serving the area is expected, and this issue will not be analyzed in the EIR.

5) Other public facilities?

No Impact. The proposed project includes development of a commercial center and associated parking lot. These uses would not induce an increase in demand for any other public facilities or governmental services in the area. This issue will not be analyzed in the EIR.

Source: Long Beach, City of. 2003. Walgreens with Drive-thru Pharmacy Mitigated Negative Declaration.

Long Beach, City of. The Walker Lofts Mitigated Negative Declaration.

XIV. RECREATION

The project site currently consists of an undeveloped parcel of land that is used for seasonal events such as a pumpkin patch in the fall and a Christmas tree lot during the holiday season. The project site is located within an area designated as Area 25 in the SEADIP, which allows retail, office, and light industrial uses on the site. A commercial/office park is located to the north and a bicycle/pedestrian path on an elevated berm is located to the east of the project site. The proposed project would not interfere with these existing adjacent uses.

A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less-than-Significant Impact. No residential uses are proposed and thus no increase in population would occur in the area. As such, no increase in demand on existing neighborhood, community, and regional parks or other recreational facilities serving the area is expected, and this issue will not be analyzed in the EIR.

B. Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Less-than-Significant Impact. Refer to the discussion for Item A, above.

Source: N/A

XV. TRANSPORTATION/TRAFFIC

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

A. Would the project cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections)?

Potentially Significant Impact. During the project construction period, impacts on traffic from construction vehicles queuing on adjacent streets and entering and exiting the site could occur. In addition, the project would generate additional vehicular trips that could potentially result in a substantial traffic increase in the area. This increase in traffic would further add to the existing traffic load and would impact the existing capacity of the street system. The potential impacts due to increased trip generation, changes to the volume-to-capacity ratio on roads, and congestion at intersections will be analyzed in the EIR.

B. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. Refer to the discussion for Item A, above. Increased trip generation could potentially exceed LOS standards on Congestion Management Program roads, and the EIR will address this potential impact.

C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The project site is not located within two miles of any known public or private airstrip. The proposed project does not propose any structures whose height would interfere with existing airspace or flight patterns. No impact would occur, and no further analysis of this issue is required.

D. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The project design is not anticipated to include any design features that would result in vehicular, bicyclist, or pedestrian hazards. Vehicular access would be from Studebaker Road. Cyclists would have access both from Studebaker Road and from the bike path along the San Gabriel River. No impact would occur, and no further analysis of this issue is required.

E. Would the project result in inadequate emergency access?

Potentially Significant Impact. Vehicular access to the proposed project would be provided by the proposed vehicular entrance on Studebaker Road. Drive. Construction staging would occur on site. Temporary queuing of construction/delivery equipment may occur during construction, and construction activities may require temporary construction barriers or other detours. Major access routes serving the site include Pacific Coast Highway, and access to the site by emergency equipment could be blocked if the entrance on Studebaker Road is blocked. Therefore, this impact will be analyzed in the EIR.

F. Would the project result in inadequate parking capacity?

No Impact. The proposed project would include parking in conformance with City requirements. A total of 345 stalls would be constructed in the parking lot behind the commercial buildings, at a ratio of 4.95 stalls per 1,000 square feet (City required ratio is 4.95 stalls per 1,000 square feet). Existing on-street parking would not be removed. Therefore, parking would be adequate to serve the proposed project, and this issue need not be further analyzed in the EIR.

G. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less-than-Significant Impact. The proposed project is compatible with and supported by the City's General Plan and Zoning Map Book. The commercial center fulfills the designated land uses of the General Plan and SEADIP. The proposed project is compatible with regional policies to promote alternative modes of transportation by encouraging a pedestrian-friendly environment. Cyclists would have access both from Studebaker Road and from the bike path along the San Gabriel River. Therefore, the project would not conflict with policies supporting alternative transportation and impacts are considered less than significant.

Source: Long Beach, City of. 2003. Walgreens with Drive-thru Pharmacy Mitigated Negative Declaration.

XVI. UTILITIES AND SERVICE SYSTEMS

A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. As the proposed project would change the project site from an undeveloped parcel of land to a commercial center with associated parking lot

along with restaurants, an increase in wastewater generation would occur at the project site. However, the proposed project is expected to comply with the wastewater treatment requirements of the applicable Regional Water Quality Control Board. The potential increase in wastewater generation and related treatment capacity issues, as well as the ability of the project to meet applicable waste discharge and water quality requirements, will be addressed in the EIR.

B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The proposed project would require incremental extensions of water and wastewater infrastructure to the site, which would be provided by the developer and by respective governmental agencies and utility companies. Utilities currently exist at the intersection of Pacific Coast Highway and Studebaker Road that will serve the project site. All utility connections to the proposed uses would be in accordance with all applicable Uniform Codes, City ordinances, Public Works standards, and Water Division criteria. Water and wastewater treatment would be served by existing facilities. While it is expected that impacts could be addressed through either design of the project to control peak flows or infrastructure upgrades, the ability for these facilities to meet increased demand associated with the proposed project will be addressed in the EIR.

C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. Refer to the discussion for Item VIII.E, above. The increase in impervious surfaces from development under the proposed project would alter the existing drainage pattern at the site, and would result in additional runoff that could exceed the capacity of existing storm water systems. The potential impacts to the storm water drainage system by the proposed project will be addressed in the EIR.

D. Are sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?

Potentially Significant Impact. As the proposed project is less than 100,000 square feet, a Water Supply Assessment pursuant to Senate Bill 610 would not be required for project approval. However, since the project site is currently an undeveloped parcel of land, the water demands stemming from the new retail and restaurant uses under the proposed project would represent an increase over existing conditions. As such, this is considered a potentially significant impact and will be further analyzed in the EIR.

E. Has the wastewater treatment provider that serves or may serve the project determined that it has adequate capacity to serve the projects projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. Refer to the discussion for Item B, above.

F. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potentially Significant Impact. The City has an Integrated Waste Management Program that encourages waste reduction, recycling, and recovery efforts. Solid waste collection service for the City of Long Beach is provided by either the City's Integrated Resources Bureau-Refuse Collection Division, or a private waste removal company licensed by the City. Refuse that is collected by the City is taken to the Southeast Resource Recoveries Facility (SERRF), a publicly owned solid waste management facility located within the City that uses mass burn technology. Private waste removal companies either use the SERRF, or refuse transfer station. The proposed project would result in an intensification of land use and would increase solid waste generation. As such, the project's potential impacts on the capacity of the landfill serving the City will be analyzed in the EIR.

G. Would the project comply with federal, State, and local statutes and regulations related to solid waste?

Potentially Significant Impact. Although participation in City and/or County recycling programs is assumed, design of project features is not yet finalized. Therefore, an analysis of the project's consistency with applicable regulations related to solid waste will be included in the EIR.

Source: Long Beach, City of. 2003. Walgreens with Drive-thru Pharmacy Mitigated Negative Declaration.

Long Beach, City of. The Walker Lofts Mitigated Negative Declaration.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, causes a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. As discussed above in Item IV.A, above, one special status species, the southern tarplant (*Centromadia parryi ssp. Australis*), was found on the project site. Thus, the proposed project may threaten to eliminate this plant species on the project site. However, the proposed project would not affect any fish or wildlife habitat, nor will the project eliminate a plant or animal community. In addition, no rare or endangered animal species would be affected as a result of the project. Furthermore, the proposed project does not contain any significant historical resources, and impacts to potential archaeological or paleontological resources would be less than significant with mitigation incorporated, as discussed in Items V.A through V.C above. This issue will be further analyzed in the EIR.

Aside from biological resources, the proposed project could also potentially affect aesthetics, air quality, geology and soils, hazards and hazardous materials,

hydrology/water quality, mineral resources, noise, public services, transportation/traffic, and utilities and service systems. Impacts to any of the issue areas described above (for which potentially significant impacts have been identified) could be considered to affect the quality of the environment. These issues will be further analyzed in the EIR.

B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. The analysis in the EIR of each issue area identified above (refer to Responses to items I through XVI) as potentially significant will include an analysis of the proposed project's potential cumulative effect with respect to the relevant issue area.

C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. Potential impacts to human beings could occur through the potential environmental impacts on resources identified in this Initial Study. Refer to Responses to items I through XVI above. These impacts will be evaluated in the EIR.

REFERENCES

IT Corporation. 1987. Final Report Assessment of the Bixby Ranch Company Sanitary Landfill for the Presence of Hazardous Substances. June 30.

Long Beach, City of. 1998. General Plan Seismic Safety Element. October.

———. 2001. City of Long Beach Zoning Map Book.

———. 1997. General Plan Land Use Element.

———. 2002. General Plan Open Space and Recreation Element.

———. 1975. General Plan Scenic Routes Element.

———. Title 21/Long Beach Municipal Code/Zoning.

_____. The Walker Lofts Mitigated Negative Declaration.

Moore & Taber. 1986. Interim Foundation Investigation Report, Proposed Office and Restaurant Buildings, Market Place Office Park Phase II, Long Beach, California. August 25.